033.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	489,700 / 489,700
					USE VALUE:	489,700 / 489,700
					ASSESSED:	489,700 / 489,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAZARIAN ANNA --ETAL
Owner 2:	GULBANKIAN MARY ANN
Owner 3:	
Street 1:	53 SUNNYSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,770 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Vinyl Exterior and 792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4770.000	129,300		360,400	489,700
Total Card	0.110	129,300		360,400	489,700
Total Parcel	0.110	129,300		360,400	489,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 618.31 | /Parcel: 618.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	22978
GIS Ref	
GIS Ref	
Insp Date	12/07/18

!2736!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 033.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	129,400	0	4,770.	360,400	489,800	489,800	Year End Roll	12/18/2019
2019	101	FV	103,600	0	4,770.	326,600	430,200	430,200	Year End Roll	1/3/2019
2018	101	FV	103,600	0	4,770.	309,700	413,300	413,300	Year End Roll	12/20/2017
2017	101	FV	103,600	0	4,770.	270,300	373,900	373,900	Year End Roll	1/3/2017
2016	101	FV	103,600	0	4,770.	230,900	334,500	334,500	Year End	1/4/2016
2015	101	FV	82,900	0	4,770.	214,000	296,900	296,900	Year End Roll	12/11/2014
2014	101	FV	82,900	0	4,770.	177,400	260,300	260,300	Year End Roll	12/16/2013
2013	101	FV	82,900	0	4,770.	168,900	251,800	251,800		12/13/2012

PRINT

Date	Time
12/10/20	18:05:37

LAST REV

Date	Time
07/12/19	09:29:39
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2736

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13476-658		6/1/1978		26,000	No	No		Y

USER DEFINED

Prior Id # 1:	22978
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
4/29/2009	Measured	372	PATRIOT
3/15/2000	Inspected	276	PATRIOT
2/22/2000	Measured	264	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4770		Sq. Ft.	Site		0	64.	1.18	3									360,383						360,400	

Total AC/HA: 0.10950 | Total SF/SM: 4770 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 360,383 | Spl Credit | Total: 360,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY/WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.93415660
Adj $ / SQ:	126.111
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	175697
Depreciation:	46384
Depreciated Total:	129313

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

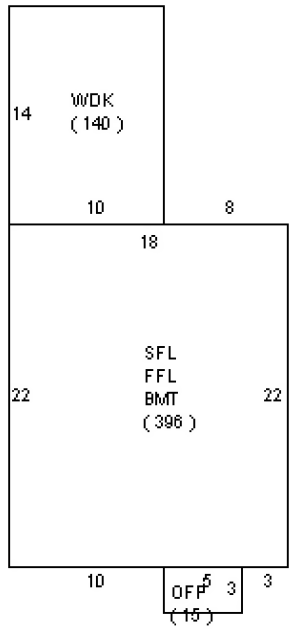
No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.11
Special Features:	0	Val/Su Net:	96.28
Final Total:	129300	Val/Su SzAd	163.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	396	37.830	14,982
FFL	First Floor	396	126.110	49,940
SFL	Second Floor	396	126.110	49,940
WDK	Deck	140	12.280	1,719
OFP	Open Porch	15	41.100	617

Net Sketched Area:	1,343			Total:	117,198
Size Ad	792	Gross Are	1343	FinArea	792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

033.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X6	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc